

*Corrected
deed*QUITCLAIM DEED WITH COVENANT

031696

NO TRANSFER
TAX PAID

13-110

DONALD E. GURNEY and CATHERINE A. GURNEY of Waterville, County of Kennebec and State of Maine for consideration paid, grant to JEANNETTE GURNEY of Waterville, County of Kennebec and State of Maine with QUITCLAIM COVENANTS the land in WATERVILLE, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a steel pin with an aluminum identification cap marked "Lloyd C. Rowe PLS 813" on or near the Northeasterly line of remaining land of Donald J. Gurney, Inc. as recorded in Book 2179, Page 56 of the Kennebec County Registry of Deeds. Said pin being located forty-three and zero tenths feet (43.0') from a steel pin marking the apparent Northwesterly corner of land of Donald J. Gurney, Inc. The bearing from the last mentioned steel pin to the point of beginning of this parcel is South sixty-one degrees forty-six minutes East (S 61° 46' E). Thence North sixty-one degrees forty-six minutes West (N 61° 46' W) along the northeasterly line of land now or formerly of Donald J. Gurney, Inc. as recorded in Book 2179, Page 56 for nine and zero tenths feet (9.0') to a point on the boundary line of land of Jeannette Gurney as recorded in the Kennebec County Registry of Deeds in Book 1132, Page 324. Thence North fifty-three degrees thirteen minutes East (N 53° 13' E) for one hundred ninety-seven and seven tenths feet (197.7') to a 5/8 inch diameter steel pin marking the Easterly corner of Jeannette Gurney's land and the northerly corner of land of Donald E. Gurney and Catherine A. Gurney as recorded in Book 2756, Page 348 of the Kennebec County Registry of Deeds. Said pin has a plastic surveyors identification cap marked "NLS RLS 1248". This pin is also located on or near the southwesterly line of land now or formerly of Olive G. Costley as recorded in Book 1962, Page 17 of the Kennebec County Registry of Deeds. Thence South fifty degrees forty-eight minutes West (S 50° 48' W) along land of Donald E. Gurney and Catherine A. Gurney for fourteen and seven tenths feet (14.7') to a 3/4" steel pin set with surveyor's identification cap inscribed "Lloyd C. Rowe PLS 813". Thence along a nontangent curve to the right for an arc length of eighteen and seven tenths feet (18.7') to a 3/4" steel pin set with identification cap. This curve has a delta angle of forty-two degrees forty-four minutes (42° 44') and a radius of twenty-five and one tenth feet (25.1') with the radius point being the easterly corner of the drip edge of Jeannette Gurney's garage. The chord and bearing from the pin at the beginning of this curve to the pin at the end of this curve is South twenty-six degrees seventeen minutes West (S 26° 17' W) for eighteen and three tenths feet (18.3'). Thence South forty-seven degrees thirty-nine minutes West (S 47° 39' W) along land now or formerly of Donald E. Gurney and Catherine A. Gurney for twenty-nine and two tenths feet (29.2') to a 3/4" steel pin set with identification cap. Thence continuing along land now or formerly of Donald E. Gurney and Catherine A. Gurney and a tangent curve to the right, and through a 3/4" steel pin set without a cap as a point on the curve, for an arc length of twenty-three and six tenths feet (23.6'). This curve has a delta angle of fifty-three degrees fifty-four minutes (53° 54') and a radius of twenty-five and one

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tenth feet (25.1') with the radius point being the southerly corner of the drip edge of Jeannette Gurney's garage. The chord and bearing from the steel pin at the beginning of this curve to the steel pin at the end of this curve is South seventy-four degrees thirty-seven minutes West (S 74° 37' W) for twenty-two and eight tenths feet (22.8'). Thence South fifty degrees forty-eight minutes West (S 50° 48' W) along land of Donald E. Gurney and Catherine A. Gurney for one hundred twelve and seven tenths feet (112.7') to a 3/4" steel pin found with surveyor's cap inscribed "Lloyd C. Rowe PLS 813" at the point of beginning.

The herein described parcel of land contains one thousand two hundred seventy-nine square feet more or less (1,279 sq. ft. +-) and is a portion of the premises conveyed to Jeannette Gurney as recorded in the Kennebec County Registry of Deeds in Book 1132, Page 324, and a portion of the premises conveyed to Donald E. Gurney and Catherine A. Gurney by deed of Jeannette Gurney, dated October, 1994 and recorded in Book 2756, Page 348 of the Kennebec County Registry of Deeds.

Reserving to the grantors, their heirs and assigns an easement twenty (20) feet in width along the northeasterly apex of the above described parcel for the purpose of installing, maintaining and repairing a water pipe and power lines.

The purpose of this deed is to establish a clear and well defined boundary between the parties. Bearing and distances used in this description are from a standard boundary survey with exceptions performed for Donald E. Gurney and Catherine A. Gurney by Rowe & Wendell. Relocation of monuments was performed on November 18, 1994, and new monuments were set November 21, 1994.

The original deed from Donald Gurney to Jeannette Gurney was for a parcel with two hundred feet frontage on the West River Road and four hundred feet in depth as recorded in Book 1132, Page 324. Two separate parcels and a right of way have been conveyed to Donald E. and Catherine A. Gurney by Jeannette Gurney. This conveyance is to establish with certainty the Northwesterly boundary originally described in Book 2756, Page 348. That conveyance contained a mathematical error.

Also conveying to the Grantee, her heirs and assigns, an easement over Grantor's remaining property for the present location of Grantee's septic system and the right to enter upon so much of Grantors' remaining property as is reasonably necessary to maintain and repair the septic system. Grantee, her heirs and assigns shall restore Grantors' property to its original condition immediately following any repair or maintenance.

WITNESS our hands and seals this 5th day of December, 1994.

Jan J. H.
witness

Jan J. H.
witness

Donald E. Gurney
DONALD E. GURNEY

Catherine A. Gurney
CATHERINE A. GURNEY

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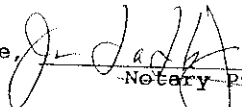
THE STATE OF MAINE
Kennebec, ss.

12/5, 1994

Then personally appeared the above named DONALD E. GURNEY and CATHERINE A. GURNEY and acknowledged the foregoing instrument to be their free act and deed.

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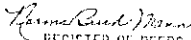
Before me,


~~Notary Public~~

James M. Labadie, attorney at law

RECEIVED KENNEBEC SS.

94 DEC -8 AM 9:00

ATTEST: 
REGISTER OF DEEDS